



100 GROVE ST. | WORCESTER, MA 01605

December 9, 2021

Christopher McGoldrick  
Town Planner  
Grafton Municipal Center  
30 Providence Road  
Grafton, MA 01519

Leah Cameron  
Conservation Agent  
Grafton Municipal Center  
30 Providence Road  
Grafton, MA 01519  
T 508-856-0321  
F 508-856-0357  
gravesengineering.com

**Subject: CB Distribution, 244 Worcester Street (Route 122)  
Site Plan, Wetlands Regulations, and Stormwater Regulations Review**

Dear Chris and Leah:

We received the following documents on September 23, 2021:

- Plans entitled Site Plans for CB Distribution, Grafton, MA dated June 2021 and last revised August 24, 2021, prepared by Garofalo & Associates, Inc. for Churchill & Banks Companies, LLC. (43 sheets)
- Bound document entitled Stormwater Management System Operation and Maintenance Plan for CB Distribution, Assessor's Plat 35, Lot 1, 244 Worcester Street, Grafton, Massachusetts dated June 10, 2021, prepared by Garofalo & Associates, Inc. for Churchill & Banks, LLC.
- Bound document entitled Project Narrative and Stormwater Management Report for CB Distribution, 244 Worcester Street, Grafton, Massachusetts 01536, Assessor's Plat 35, Lot 1 dated June 9, 2021, prepared by Garofalo & Associates, Inc. for Churchill & Banks, LLC.
- Document entitled Application for Grafton Wetlands Bylaw Permit & Grafton Stormwater Bylaw Permit, 244 Worcester Street, Grafton, MA 01536 undated.
- Document entitled Notice of Intent, Proposed Warehouse, 244 Worcester Street, Grafton, MA 01536 dated August 4, 2021, prepared by Caron Environmental Consulting, LLC for Churchill & Banks Companies, LLC.
- Document entitled eDEP Transaction Copy, WPA Form 3- NOI dated August 4, 2021, prepared by Caron Environmental Consulting for Churchill & Banks Companies, LLC.
- Document entitled Request for Abutters List dated May 13, 2021, prepared by Caron Environmental Consulting, LLC.
- Loose sheet depicting a color locus/topographical map.
- Correspondence from Caron Environmental Consulting, LLC to Garofalo & Associates, Inc. dated July 16, 2021 RE: Wetland Delineation, Worcester Street/Grafton.
- Correspondence from Garofalo & Associates, Inc. to Graves Engineering, Inc. dated September 22, 2021 RE: Application Materials Submitted to Grafton Conservation Commission, CB Distribution.

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We also received the following documents on November 16, 2021:

- Correspondence from Garofalo & Associates, Inc. to Graves Engineering, Inc. dated November 15, 2021 RE: Application to Grafton Planning Board and Conservation Commission, CB Distribution.
- Plans entitled Site Plans for CB Distribution, Grafton, MA dated June 2021 and last revised November 15, 2021, prepared by Garofalo & Associates, Inc. for Churchill & Banks Companies, LLC. (42 sheets)
- Bound document entitled Project Narrative and Stormwater Management Report for CB Distribution, 244 Worcester Street, Grafton, Massachusetts 01536, Assessor's Plat 35, Lot 1 dated June 9, 2021 and revised November 5, 2021, prepared by Garofalo & Associates, Inc. for Churchill & Banks, LLC.

Graves Engineering, Inc. (GEI) has been requested to review and comment on the plans' and supporting documents' conformance with applicable "Grafton Zoning By-Law" amended through June 20, 2020; Massachusetts Department of Environmental Protection (MassDEP) Stormwater Handbook and standard engineering practices on behalf of the Planning Board. GEI has also been requested to review and comment on the documents' conformance with applicable Grafton "Regulations Governing Stormwater Management" dated May 28, 2013 and "Regulations for the Administration of the Grafton Wetlands Protection Bylaw" dated April 19, 1988 and last revised May 2017 on behalf of the Conservation Commission.

**Our comments follow:**

**Zoning By-Law**

1. The plans need to identify the ownership of all abutting land within two hundred feet project's property lines. (§1.3.3.3.d.11)
2. The plans need to include the lot coverage calculations showing percentage of buildings, pavement, and open space/landscaped areas. (§1.3.3.3.d.15)
3. The plans need to include an estimate of the volume of earth material to be removed or filled on the property. (§1.3.3.3.d.17)

**Hydrology & MassDEP Stormwater Management**

4. GEI reviewed the hydrology computations and found them to be in order provided that the following comment is addressed.
5. On Sheet CU-1.1, the size of the outlet pipe for the Retention Basin BMP-1B needs to be revised to be consistent with the hydrology computations and with the "Control Structure (CS-1)" construction detail on Sheet DT-1.5.
6. Compliance with the MassDEP Stormwater Handbook and Standards is reasonable except as noted in the following comment.

7. On Sheet CU-1.1, catch basins CB3 and CB4 need to be configured in a catch basin to manhole configuration instead of a catch basin to catch basin configuration.

#### **Town of Grafton Stormwater Management Regulations**

8. Pipe sizing and velocity calculations need to be included in the Stormwater Management Report. (§6.B.3.a)
9. The Operation and Maintenance Plan needs to include an updated BMP Location Map (Appendix A) as it currently depicts a superseded layout. In addition, the map needs to depict the location of all drainage easements. (§7.B.3.b)
10. Once the information becomes available, the Operation and Maintenance Plan will need to be updated to include the names, addresses, and contact information of the person(s) responsible for the site operation and maintenance. (§7.B.3.d)

#### **Regulations for the Administration of the Grafton Wetlands Protection Bylaw**

11. GEI has no issues relative to compliance with Wetland Protection Bylaw except for the following comment.
12. A site-specific phasing plan needs to be provided. (§V.B.5.f)

#### **General Engineering Comments**

13. The plan sheet list on the title sheet indicates C-1.1 Construction Phasing Plan as part of the plan set. However, it was omitted from the set provided to GEI.
14. The north arrow utilized in the plan set inadvertently refers to the Rhode Island state plane.
15. On Sheets CL-1.1 and CL-1.2, the leader notes indicate that the proposed 6 ft. wide sidewalk is to be constructed of bituminous concrete, however the corresponding hatch pattern indicates cement concrete.
16. On Sheet CU-1.2, the southern inlet invert elevation for DMH11 (364.90) needs to be lower than the up-gradient pipe originating at WQS-9 (364.62).
17. On Sheet DT-1.6, the pump model number for the “Eone Detail Sheet” construction detail does not concur with label for the guard house sewer pump station on Sheet CU-1.2.
18. Sheets L04 and L06 show proposed trees planted on top of the drainage pipes. GEI recommends adjusting the locations of the respective trees to avoid pipe damage in the future.
19. A construction detail should be included for trench drains that are proposed in the northeastern parking area on Sheet CG-1.1.

#### **General Comments**

20. GEI understands that the proposed water and sewer utilities will be reviewed by the respective utility providers.

We trust this letter addresses your review requirements. Feel free to contact this office if you have any questions or comments.

Very truly yours,  
**Graves Engineering, Inc.**



Jeffrey M. Walsh, P.E.  
Principal

cc: Samuel S. Hemenway, P.E.; Garofalo & Associates, Inc.